

# KLC VIRTUAL SUMMIT



# HOUSING & HOPE

## Resources for Housing Issues Nov. 15, 2023

Where does your city stand when it comes to:

- ◆ Sufficient middle income and attainable housing;
- ◆ Shelter and services for the unhoused (homeless);
- ◆ Inclusive neighborhood development and redevelopment; and
- ◆ Attracting developers?

Affordable housing in all its forms is a challenge for communities across the nation. This day-long session will help local officials better examine their own communities, provide insights from housing professionals and city peers, look at Kentucky's housing future, and explore ideas and resources.

## Agenda

All times in EST

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| <b>9:00 a.m. - 9:10 a.m.</b>  | <b>Welcome</b><br>Mayor Michael Hughes, KLC President, City of Auburn   |
| <b>9:10 a.m. - 9:15 a.m.</b>  | <b>Conference Overview and Housekeeping</b><br>Terri Johnson, KLC Member Relations Manager  |
| <b>9:15 a.m. - 10:30 a.m.</b> | <b>Kentucky's Housing Supply Shortage: What Cities Can Do to Help Fill the Gap?</b><br>Presenter: Wendy Smith, Deputy Executive Director, Kentucky Housing Corporation (KHC)<br><br>Kentucky, like the entire nation, has a shortage of many types of housing for almost all income levels. This affects the workforce, middle income home ownership, and the plight of the unhoused. KHC will offer a new way to frame the problem and will share ways city leaders, stakeholders, and other decision makers can be part of the solution, including reconsidering density, factory-built homes options, new approaches to short-term rentals, exploring funding sources, developing zoning and regulation solutions, and more. |

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- 10:30 a.m. - 11:30 a.m. Homelessness and Hope: What's Working in Kentucky Cities?**  
Moderator: Adrienne Bush, Executive Director, Kentucky Homeless and Housing Coalition of Kentucky  
Panelist: George Eklund, Director of Education and Advocacy, Louisville Coalition for the Homeless  
Panelist: The Honorable Susie Razmus, Mayor, City of Corbin  
Panelist: The Honorable Robert Blythe, Mayor, City of Richmond  
Panelist: Robert Minerich, City Manager, City of Richmond  
Panelist: Kandice Whitehouse, Director of Affordable Housing and Homelessness Prevention, City of Georgetown
- Where are we in Kentucky in terms of the unhoused? From convening community stakeholders, supporting nonprofits, adding social workers to public safety, forming paramedicine teams, and creating offices dedicated to housing and homelessness, cities across the commonwealth are making intentional choices to impact the lives of unhoused persons and help create options in their communities. This panel will discuss what they are doing in their cities and help generate ideas of what can be done across the state.
- 11:30 a.m. - 12:30 p.m. A Builder's Wish List: Bringing Developers to Your City**  
Presenter: Anetha Sanford, CEO/EVP, Home Builders Association of Kentucky  
Presenter: Brian Miller, Brian Miller Contracting, Scottsville, KY
- This session will look at the current housing landscape in Kentucky. It will also include expertise on how to make your community attractive and "ready to go" for middle income/attainable housing builders with infrastructure, zoning, and other factors.
- 12:30 p.m. - 1:15 p.m. Lunch**
- 1:15 p.m. - 2:00 p.m. Short-Term Rentals Update**  
Presenter: Megan Griffith, KLC Municipal Law Attorney
- Property owners in cities across the commonwealth are cashing in on the short-term rental craze. What rules and regulations can your city implement to help balance community character and housing stock with tourism efforts and potential tax revenue? Join us for this session which dives into how your city can successfully approach, implement, and enforce regulations for short-term rentals to ensure the best outcomes for your community.
- 2:00 p.m. - 3:00 p.m. Communities in Transition: Revitalizing Neighborhoods from the Inside**  
Moderator: Daron Jordan, City Manager, City of Paducah  
Panelist: The Honorable George Bray, Mayor, City of Paducah  
Panelist: Nic Hutchison, Director of Planning, City of Paducah  
Panelist: Brent Childers, Director, Office of Neighborhood & Community Services, City of Bowling Green  
Panelist: Scott McReynolds, Executive Director, Housing Development Alliance, Hazard, KY
- People want safe, attractive communities, but with change comes challenges: being landlocked, varying opinions on what's best, concerns of "gentrification," undesirable property owners/managers, and overall development. Community leaders will discuss approaches their cities are taking to revitalize neighborhoods with key stakeholders.

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**3:00 p.m. - 4:15 p.m.**

**CMO Credit**

## **Where Do the Jobs Go to Sleep at Night? How Housing Impacts Economic Development**

Presenter: Patrick Bowen, President, Bowen National Research

Presenter: Tiffany Marthaler, Executive Director, Kentucky Affordable Housing Coalition

Kentucky's economic development boom is exciting, but where will workers live? How does Kentucky compare to other places in terms of affordable housing and what's the best way to think about the future? Are there funds, approaches, or incentives to attract housing (not just business) as part of the economic development mix? Housing prices, interest rates, disasters, and housing market analysis are all part of the mix. This session will enlighten leaders on why communities that strategically elevate housing will win.

**4:15 p.m. - 4:45 p.m.**

## **Ask Your Questions: Open Forum with Participants and Speakers**